

# AGENDA

**HOLLISTER PLANNING COMMISSION**  
***ANYONE WISHING TO ADDRESS THE PLANNING***  
***COMMISSION PLEASE STEP FORWARD AND STATE YOUR***  
***NAME AND ADDRESS TO THE SECRETARY***

Persons who wish to speak on matters set for Public Hearing will be heard when the presiding officer calls for comments from those persons who are in support of/or in opposition hereto. After persons have spoken, the hearing is closed and brought to Commission level for discussion and action. There is no further comment permitted from the audience unless requested by the Chairman.

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**DATE: WEDNESDAY, JUNE 24, 2009 TIME: 6:00 P.M. CITY HALL 375 FIFTH ST**

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**CALL TO ORDER**

**VERIFICATION OF AGENDA POSTING**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:** Commissioners: Chris Alvarez, David Huboi, Charles Scott, Helen Ross and Gabriel Torres

**APPROVAL OF MINUTES:** April 23, 2009

**COMMUNICATIONS FROM THE PUBLIC ON ITEMS NOT LISTED ON THE AGENDA:** This is the time for anyone in the audience to speak on any item not on the agenda and within the subject matter jurisdiction of the Planning Commission. When the Planning Commission calls your name, please come to the podium, state your name and address for the record, and speak to the Commission. Each speaker will be limited to 2 minutes. Please note that state law prohibits the Planning Commission from discussing or taking action on any item not on the agenda

**CONSENT CALENDAR:** None

All matters listed under the Consent Calendar will be enacted by one motion authorizing the actions designated in the staff report. There will be no separate discussion for these items unless requested by a member of the Commission, staff, or the public.

**PUBLIC HEARINGS:**

- 1. Site and Architectural Review No. 2009-4.** Request for the construction of a 2,007 square foot building for a laboratory and outdoor RV parking storage in a M-1 Industrial Zoning District with Flood Hazard Overlay zoning on Lana Way (Assessor's Parcel No. 51-162-02) —Bolsa Analytical — CEQA: Categorically Exempt
- 2. Appeal of Administrative Permit Review for a Large Family Home Care No. 2009-1:** Appeal of a large family home care facility in a R-1 (Single Family Residence) Zoning District at 2760 Valley View Rd (Assessor's Parcel No. 57-62-64 ) — Karen Bushaw. **(APPEAL HAS BEEN CANCELED)**

3. **Amendment to Site and Architectural Review No. 2006-11:** Request for an amendment to Site and Architectural Review 2006-11 to construct four food booths and a seasonal shade structure on San Felipe Road in the Airport Support zoning district (Assessor's Parcel Nos.050-001-007 and 050-001-008) — Swank Farms — CEQA: Categorically Exempt
4. **Amendment to Conditional Use Permit No. 2006-6.** Request for an amendment to Conditional Use Permit 2006-11 to allow a seasonal outdoor haunted area and four seasonal food booths on San Felipe Road in the Airport Support zoning district (Assessor's Parcel Nos.050-001-007 and 050-001-008) — Swank Farms — CEQA: Categorically Exempt
5. **Tentative Map No. 2009-2/Conditional Use Permit No. 2009-1/Site and Architectural Review 2009-6.** Request for a planned unit development and a tentative map to subdivide 24.40 acres into 166 lots for a senior development in a R3 Medium Density Residential Zoning District and site and architectural review for a 1,042 square foot recreation hall and a 2,678 square foot community building between Valley View Road and Airline Highway (Assessor's Parcel No.s 20-22-19, 21, 23, 25, 26 and 20-29-34, 36, 37 and 57-15-15, 16, 17, 18, 19 and 20) — Marilyn Ferreira Real Estate, Inc./Miller Homes, Inc. —CEQA: Mitigated Negative Declaration. **(THIS ITEM WILL BE CONTINUED TO A JULY 16, 2009 SPECIAL PLANNING COMMISSION MEETING BASED ON A REQUEST FROM STAFF)**
6. **Growth Management Allocations Requests:** Requests for allocations for residential growth management allocations for 2008, 2009 and 2010 pursuant to Ordinance 979 and the Residential Growth Management Ordinance Project Rating Scale adopted by the Hollister City Council in 2008
  - T.T.I. Developers, 37 Detached Single Family units and 54 apartments units on Ladd Lane (behind K-Mart) in the R4-H/PZ Zoning District (Assessor Parcel Number 057-230-013).
  - John Brigantino – San Benito Realty, Inc., 149 detached Single Family units in on Santa Ana Rd. (East of Gabilan Hills Elementary School) in the R1-L/PZ Zoning District (Assessor Parcel Numbers 019-310-059 and 019-310-061).
  - Filed by George and Nicole Rajkovich, 75 detached Single Family units and 100 apartment units in on Cienega/Southside Roads (West of Ladd Lane Elementary School) in the R1-L/PZ Zoning District (Assessor Parcel Numbers 057-700-001 and 057-700-002).
  - Filed by Ida and Garrett Rajkovich, 91 detached Single Family units in on 1261 Buena Vista Rd. in the R3-M/PZ Zoning District (Assessor Parcel Number 052-230-002).
  - Filed by Al Valles for Valles and Associates L.L.C., 24 Mixed Use apartment units and 50 apartment units complex in on East Nash and Cushman Street (current Gold's Gym location) in the Neighborhood Mixed Use (NMU) Zoning District (Assessor Parcel Numbers 057-230-001, 057-230-002, 057-230-003, and 057-230-019).
  - BBZ LLC Properties, 64 vertical mixed use units and 10 attached Single Family units in on 1011 San Juan Rd. in the West Gateway Mixed Use Zoning District (Assessor Parcel Number 052-080-001).
  - Feather Hill, LLC and Warmington Residential CA, 202 detached Single Family units and 187 attached Single Family units on 510 Hillcrest Rd. in the R3-M/PZ Zoning District (Assessor Parcel Number 054-350-031).
  - John Cheney Sierra Nevada Land Co., 22 lots on Calistoga Dr. and Panorama Dr. (South of Cerra Vista Elementary School) in the R3-M/PZ Zoning District (Assessor Parcel Number 057-370-016).

- Ingrid Sywak, one detached Single Family unit and 7 attached Single Family units in on SW corner of South St. and Westside Blvd. in the R1-L/PZ Zoning District (Assessor Parcel Number 058-060-010).

**NEW BUSINESS:**

- 6. Draft Bicycle and Pedestrian Master Plan.** Staff from the San Benito County Council of Governments will present an overview of the draft Bicycle and Pedestrian Master

**OLD BUSINESS:**      None

**PLANNING DEPARTMENT REPORTS:**

**CITY ATTORNEY REPORTS:**

**PLANNING COMMISSION REPORTS:**

**ADJOURNMENT**

**NEXT SPECIAL MEETING.** Thursday July 16, 2009 at 6:00 p.m.

**NEXT REGULAR MEETING:** Thursday, July 23, 2009 at 6:00 p.m.

*Materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet are available for public inspection in the City Clerk's office at City Hall, 375 Fifth Street, Hollister and the Development Services Department, Monday through Thursday, 8:00 am to noon, 1:00 pm to 5 pm (offices closed between 12:00 and 1:00 p.m.)*

*Such documents are also available on the City of Hollister website at [www.hollister.ca.gov](http://www.hollister.ca.gov) subject to staff's ability to post the documents before the meeting.*

*In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (831) 636-4304. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADA Title II].*

**NOTICE**

**Appeal Notice:** Any person aggrieved by the decision of the Planning Commission may appeal the decision within fifteen (15) calendar days to the City Council. The notice of appeal must be in writing and shall set forth specifically wherein the Planning Commission's decision was inappropriate or unjustified. Appeal forms are available at the City Community Development Department and the City Clerk's office and may be obtained at the Planning Commission meeting. Appeals to the City Council shall be submitted to the City Clerk as prescribed by Zoning Ordinance, Section 17.56.